



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 22, 2022

File # 028-22

APPLICANT: FFC Properties, LLC

LOCATION: 1661 and 1667 Charles Street

REQUESTED ACTION: A Special Use Permit for six (6) residential units in a C-2, Limited Commercial Zoning District.

EXISTING USE: Commercial business

PROPOSED USE: Six (6) residential units

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	R-2;	Two-family residential
EAST:	R-1;	Single family residential
SOUTH:	R-2;	Two-family residential
WEST:	C-2;	Limited Commercial

YEAR 2020 PLAN: RL Light Residential

SOILS REPORT: Report No. 22-22. No significant impact.

HISTORY: File #010-13: A Special Use Permit to allow residential on the ground floor in a C-2, Limited Commercial Zoning District was approved on May 17, 2013 for the property located at 1801 Charles Street. This is one block east of the subject property.

There is no other relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for six (6) residential units in a C-2, Limited Commercial Zoning District. This is located on the corner of Charles Street on the north, 13th Street on the east and 4th Avenue on the south.

The Applicant, Fortino Carillo of FFC Properties, LLC, is the property owner for the subject property. The building was constructed in 1925 as retail with four (4) tenant spaces with rear exposure. The Applicant wants to convert the commercial tenant spaces into six (6) residential units and leaving one commercial tenant space. The property is zoned as C-2, Limited Commercial District and residential on the 1st floor is not permitted. For that

reason, the Applicant is requesting a Special Use Permit to allow the six (6) residential units.

Exhibit D is the site plan. The property consists of a parking lot and building. The building was built with zero lot lines and has no green areas within the parking lot. The property owner proposes to make changes to the site by adding some green areas, shifting the existing access point on the south and adding green area within the right of way. The parking lot will be striped for 12 parking spaces. Each residential unit would require two (2) parking spaces which would require a total of 12 parking spaces. The plan does not show a handicap parking space. A landscape plan was not submitted and will be required for staff's review and approval.

Exhibit E is the interior floor plan of the lower floor. There will be one unit with one bedroom, one bathroom and a kitchen; and, two units with two bedrooms, one bathroom and a kitchen. This lower floor will retain a commercial space for the satellite dish business.

Exhibit F is the interior floor plan of the upper floor. There will be one unit with one bedroom, one bathroom and a kitchen; and, two units with two bedrooms, one bathroom and a kitchen.

Exhibit G is the service calls for the last two years. The service dates ranged from May 25, 2020 to May 25, 2022. There was a total of one service call. The reported offense was a miscellaneous item.

The Applicant is working with an architect to assist in making the building comply with both building and fire codes. The Applicant has made exterior changes that include adding green areas and covering up the windows along Charles Street. The façade improvements must be consistent to and complement the existing brick exterior. The existing façade improvements do not match as the wood siding that was added is not only a different color but one portion runs vertical and one runs horizontal. Staff would recommend a revised elevation for the portion fronting Charles Street that is consistent in color and shape. Based on the proposed renovation of the building into six (6) residential units, staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for six (6) residential units in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Must meet all Applicable Building and Fire Codes.
2. Submittal of a building permit and building plans for staff review and approval.
3. No outdoor storage of trailers, campers, commercial vehicles and any other related items.
4. Submittal of a landscaping plan for Staff's review and approval.
5. Submittal of real estate combination form to combine subject properties into one zoning lot.
6. If a dumpster is placed on the property, a dumpster permit will be required and the dumpster enclosure material must be vinyl or composite material.

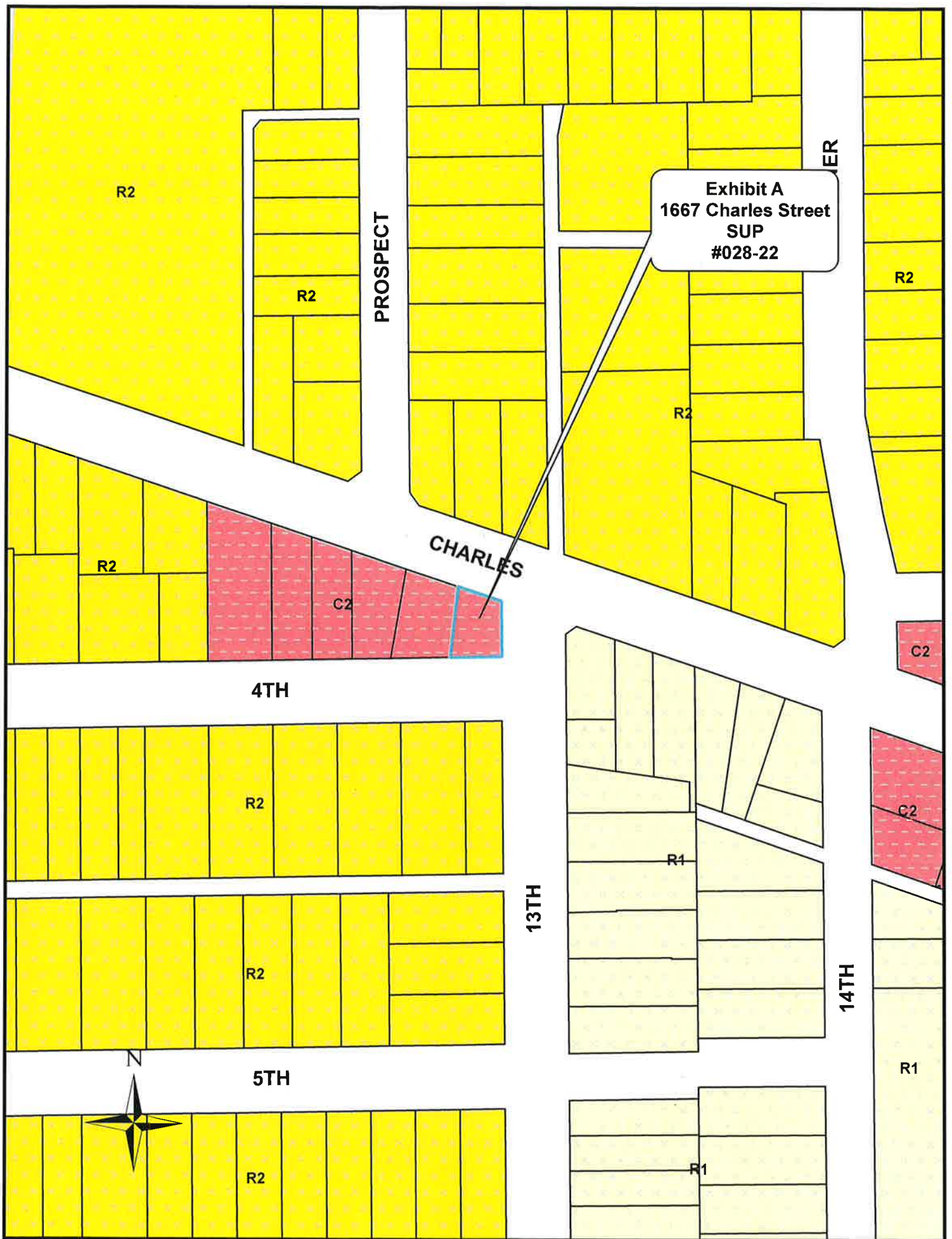
7. Submittal of a revised Charles Street elevation that matches the existing brick, siding shape and color of the exterior for Staff's review and approval.
8. Future uses other than the proposed six (6) residential units and satellite business will require a modification of the Special Use Permit.

SC: BM 06/13/2022

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR SIX (6) RESIDENTIAL UNITS
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1661 AND 1667 CHARLES STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the C-2 District.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.



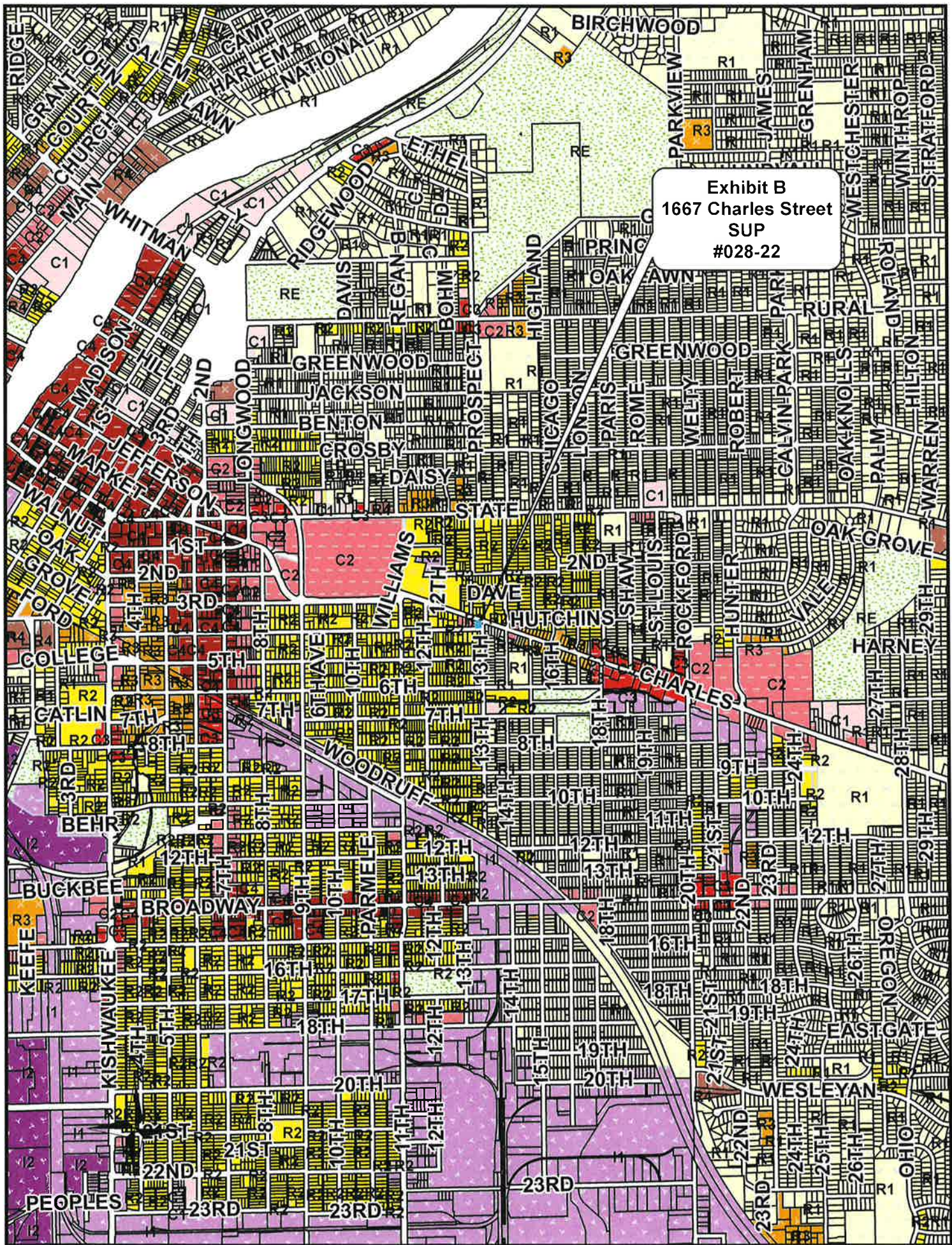


Exhibit B
1667 Charles Street
SUP
#028-22

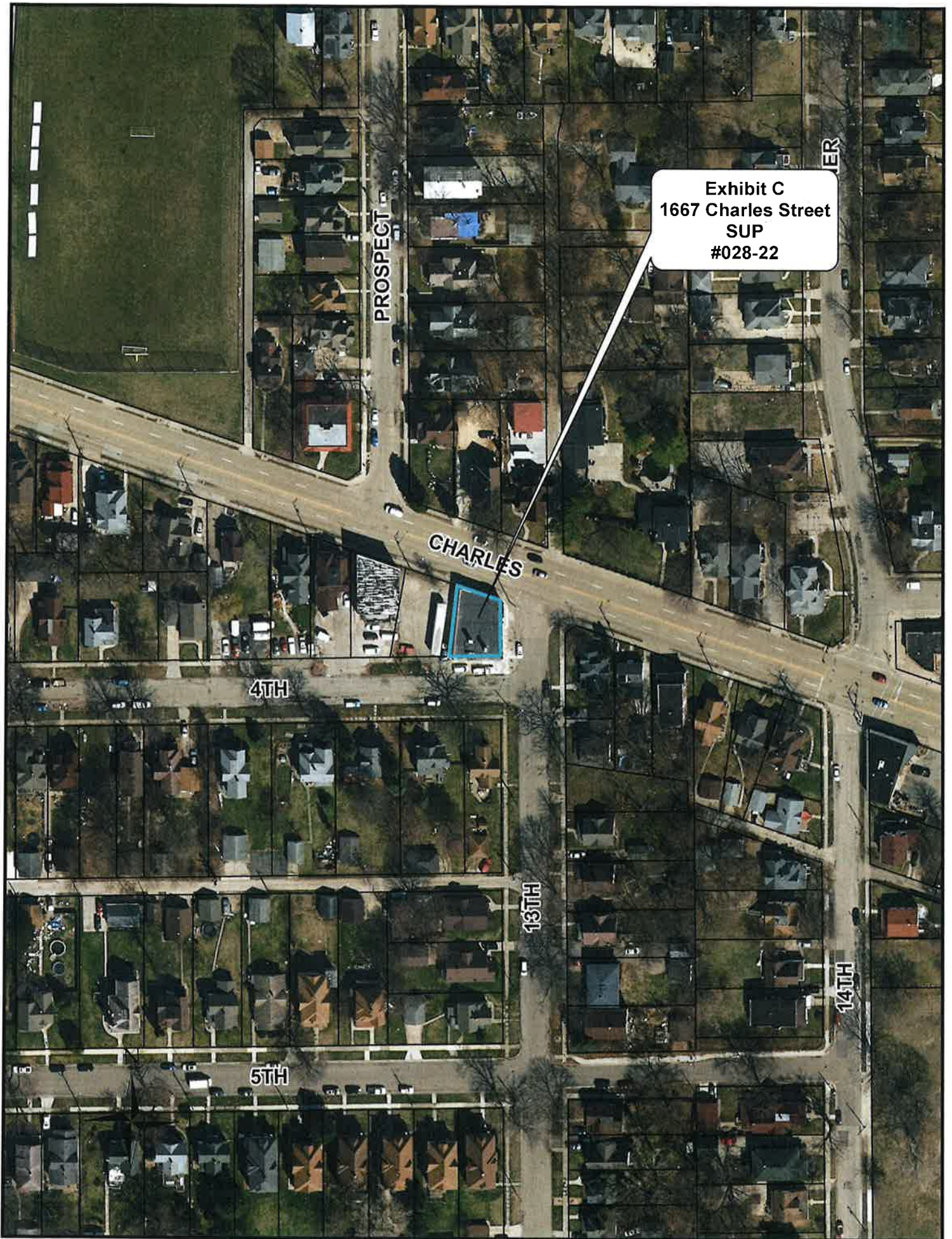




Exhibit D
1661, 1667 Charles Street
SUP
#028-22

MULTI-FAMILY

1667 Charles Street
Rockford, IL 61104

OWNERS:

FCC PROPERTIES
405 13TH STREET
ROCKFORD, IL 61104

ARCHITECT:

JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 540-5823
E-mail: j.a.myers@mchai.com

DATE: 05/1/22

REVISIONS

PROJECT NO. 136-22

C1



Exhibit E
1661, 1667 Charles Street
SUP
#028-22

MULTI-FAMILY

1667 Charles Street
Rockford, IL 61104

OWNERS:

FCC PROPERTIES
405 13TH STREET
ROCKFORD, IL 61104

ARCHITECT:

JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 540-5823
E-mail: j.a.myers@mchsl.com

DATE: 05/1/22

PROJECT NO. 196-22

REVISIONS:

A1

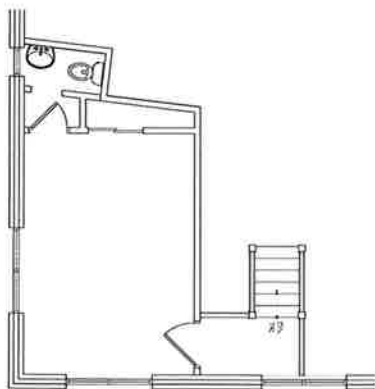
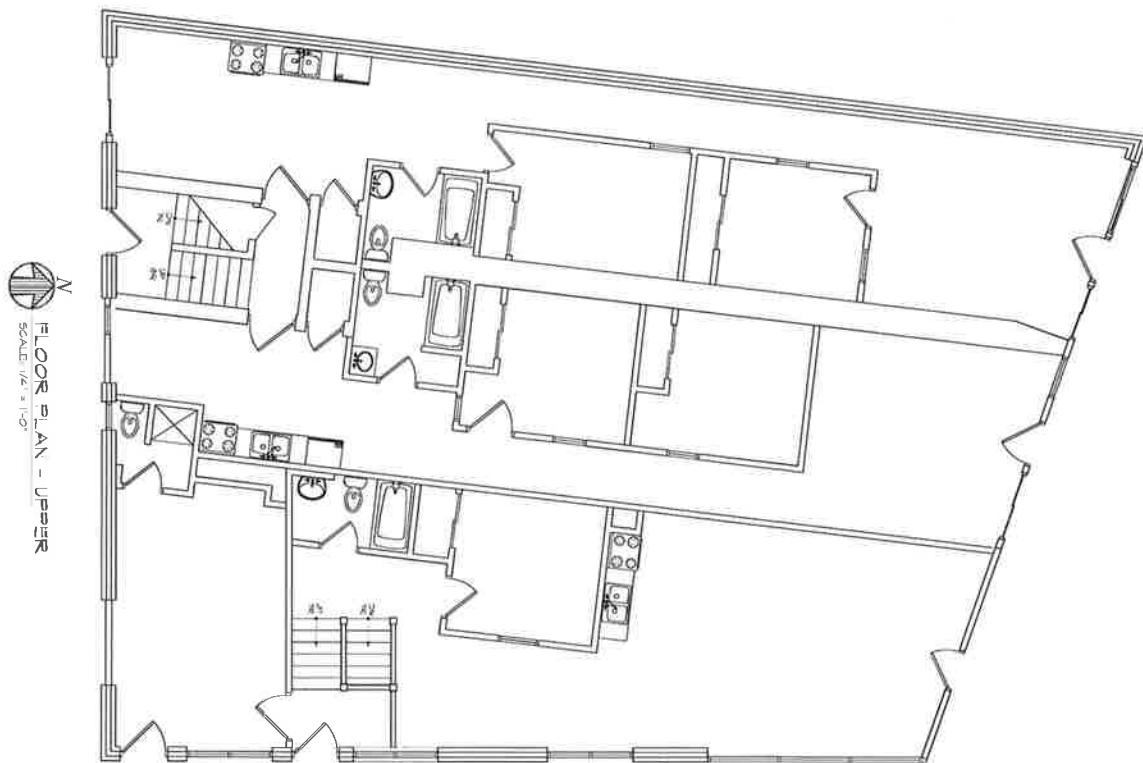


Exhibit F
1661, 1667 Charles Street
SUP
#028-22

MULTI-FAMILY

1667 Charles Street
Rockford, IL 61104

OWNERS:

FCC PROPERTIES
405 13TH STREET
ROCKFORD, IL 61104

ARCHITECT:

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DATE: 05/1/22

REVISIONS:

PROJECT NO. 196-22

A2

Call Number
22-071467

Event Date
2022-04-11T08:58:41

Location
1667 Charles St

Situation Reported
MISCELLANEOUS ROUTINE

Exhibit G
1661, 1667 Charles Street
SUP
#028-22